

Property at 00041 HUCKLEBERRY HILL RD

Prop ID 2810041

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Administrative Information

Owner name: THOMAS AARON Z
 Second name:
 Address: 41 HUCKLEBERRY HILL RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 2810041 Neigh.: Zone: R30 Vol: 696 Page: 333

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.69	94,500			Sale date: 11-Apr-2016
Resident Dwelling	1.00	152,580			Sale price: 315,000
Resident Outbldg	1.00	1,260			Sale valid:

Values

Assmt category	Qty	Amount	Exempt Cat	Amount	Values
Resident Excess	.57	2,990			Mkt value :
					Cost value: 359,043

Summary

Summary	Amount	Utilities	Amount	Sales ratios
Total assessments	251,330	Water Connecticut		Cost/sale : 1.1398
Total exemptions		Sewer Septic		Mkt/sale :
Net assessment	251,330	Gas None		Assmt/sale: .7979

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.690	135,000	135,000		135,000	94,500
Primary Site		30,056					
RES	12	.570	7,500	4,275		4,275	2,993
Residual		24,829					
		1.260 acres		Total land value		139,275	97,493

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	04	Colonial	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 7
Interior Walls	02	Drywall	Garage cars 2
Floors	01	Hardwood	Bedrooms 3
Heating System	01	Hot Water	Family Rooms
Fuel	01	Oil	Full Baths 2
Attic	99	None	Masonry trim sf
Grade	37	B-	Half Baths
Garage	12	Basement 2 car	Finish bsmt sz
Area Over Gar.	01	Fully Finished	Rec Room Size
Basement	01	Full	Living area 1,707
Bsmt Fin Qual	02	Rec Room w/o air	# Living Units 1
Air Condition	01	Central Air	
Interior Cond	04	Average	
Exterior Cond	04	Average	Actual Year Built: 1957

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	Value
Basement	Full		682	202,190
Heating	Yes	A/C Yes		5,850
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	5,000
Attic	None	Attic size:		
Additions				61,835
Other Features	WB Stks		Bsmt Gar	11,750
Sub-Total				286,625
Grade	B-	Factor 1.1700		335,351
CDU		C&D Factor 1.00		335,351
Depreciation		35 %		217,978
		Computed cost value @ 70%		152,585

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	144	16,485
P Porches, Patios, Decks	DECK Wood deck	132	3,497
G Garages	FR Attached frame LE 65	240	12,077
L Living Area	FRUF Frame upper full	168	14,067
G Garages	FR Attached frame LE 65	168	9,268
L Living Area	OVER Frame Overhang	31	2,839
L Living Area	AIR Air conditioning	144	438
L Living Area	AIR Air conditioning	168	511
L Living Area	AIR Air conditioning	31	94
P Porches, Patios, Decks	FOFF Frame open first flo	42	2,559

Total additions 61,835

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00	1996	C	3,600	50	1,800
Utility Shed									
Value at 70%			1,260				Value at 100%		1,800

